



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
503-823-7300
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TTY 503-823-6868
www.portlandonline.com/bds

Date: March 4, 2011
To: Interested Person
From: Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-180305 AD SETBACK/LANDSCAPING ADJUSTMENT REQUESTS

GENERAL INFORMATION

Applicant: Stanislav Kravets
26900 SE Hwy 224
Eagle Creek, OR 97022

Site Address: 13928 SE RHONE ST

Legal Description: LOT 1 TL 3501, PARTITION PLAT 1992-24
Tax Account No.: R649721400
State ID No.: 1S2E11DA 03501
Quarter Section: 3444

Neighborhood: Powellhurst-Gilbert, contact Mark White at 503-761-0222.
Business District: Midway
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin
Zoning: R5a (Residential 5,000 with an Alternative Design Density overlay)

Case Type: AD (Adjustment)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal: An existing house is located to the rear of this property. In order to move forward with a 2006 preliminary approved land division, the applicant must comply with conditions of approval of that decision (LU 06-169649 LDP). Those conditions required landscaping on parcel 2 (at the rear of the site) per flag lot regulations of the Zoning Code found in 33.110.240.F.2 (condition 5), and either modifying the east building wall of the existing garage so that it complies with the required 10-foot building setback, or requesting an adjustment to that requirement (condition 6). The applicant is now requesting 2 adjustments: #1) to vary from the 5-foot landscaped buffer of L3 landscaping along the east, south and west property

lines; and #2) to allow the existing garage to remain in its current location, approximately 3 feet from the east property line.

Regarding adjustment #1, the L3 standard requires enough high shrubs to form a screen 6 feet high. The shrubs must be evergreen. In addition, one large tree is required per 30 linear feet of landscaped area, one medium tree per 22 linear feet of landscaped area, or one small tree per 15 linear feet of landscaped area. Trees of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the landscaped area. A 6-foot-high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, any required or nonrequired screen, wall, or fence is to be placed along the interior side of the landscaped area.

The applicant has referred staff to the arborist report submitted as part of the preliminary plan approved in 2006. The plan shows the garage to be 3.4' from the east property line and at least 13.1' away from the south property line. An 11" pine is shown along the east property line and a 6" alder, 5" maple and 7" alder along the west property line. (An amended arborist report lists the 7" alder as a native cherry, to be preserved; Ex. G-4.) Photographs submitted by the applicant show these trees along the west property line and fresh bark dust along the east property line. No further information has been provided by the applicant.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: **33.805.040, A-F**, listed below.

ANALYSIS

Site and Vicinity: The site is relatively flat and has one existing single family home and detached garage located on it (parcel 2). Staff could not view the site except for the driveway from SE Rhone Street. Photographs show a chain link fence along the east property line and a wood fence along the south and west property lines.

City records indicate that the closest structure to the applicant's garage is an accessory building approximately 4 feet south of the south property line, or 19 feet south of the garage on the applicant's site. To the east, the house on the flag lot that borders this site is about 50 feet away.

In the immediate vicinity, a series of land divisions has created an unusual lot pattern along SE Rhone. To the west is a house on SE Rhone with another house behind it on a flag lot. To the east is a house on a double lot; except that the rear has been divided and a flag lot has been created that has access farther to the east. Farther east is yet another lot with flag lot behind.

These flag lots were created subsequent to development of housing along SE Rhone Street. Thus, there is now a "double row" of houses along SE Rhone except here, where final plat approval is required final to residential construction.

Zoning: The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. The "a" overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This proposal does not utilize the "a" overlay. The Johnson Creek Basin plan district provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services.

Land Use History: A property line adjustment (06-175588) was approved on December 20, 2006 between this site and the site under the same ownership located directly to the east (14000 SE Rhone) of this site. As described above, a preliminary plan to create a flag lot was approved in 2006 (LU 06-169649 LDP). The applicant has applied for final plat approval but has not yet met conditions of approval. First, the applicant has not submitted a supplemental plan. Second, the applicant has not met the condition of approval for the stormwater disposal system:

1. *The applicant must meet the requirements of Site Development for the stormwater systems on the existing house to remain on Lot 2. City records show that the downspouts of the existing house are connected to a drywell that will remain on the same site as the house. Prior to final plat approval, the applicant must schedule an inspection to ensure that all downspouts are connected to that drywell. If that is not the case, the applicant must demonstrate how all downspouts, including those that serve the garage, comply with Stormwater Management Manual requirements. If modifications to the system are required by Site Development, the applicant must obtain finalized plumbing permits for this work prior to final plat approval*

Failure to meet this condition to date is relevant to this review as the applicant is seeking an adjustment to reduce side setbacks.

Also, conditions 5 and 6 of LU 06-169649 LDP trigger this review:

5. *The lot with the existing house (parcel 2) will need to come into conformance with the flag lot regulations of Zoning Code section 33.110.240.F.2. A landscaped buffer, landscaped to the Zoning Codes L3 standard (33.248.020.C) shall be installed around the perimeter of the flag lot prior to final plat approval. A Zoning Permit must be obtained, and receive final inspection approval verifying that landscaped buffer has been planted.*
 6. *The applicant must obtain a finalized building permit for modifications to the existing detached garage that will remain on parcel 2 that demonstrate compliance with 33.110.253.D, which allows detached garages in the side setbacks if they meet certain standards --specifically, the permit must show removal of sufficient portions of the existing detached garage on lot 2 to meet the standards of Zoning Code section 33.110.253.D.*
- *Alternately, the applicant can obtain an approved Adjustment to these standards prior to final plat approval.*

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 20, 2011**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering and Development Review
- Water Bureau
- Fire Bureau
- Urban Forestry, Parks
- Life Safety, BDS

The Bureau of Environmental Services has the following comment:

BES: Stormwater Management & Water Resources

The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland's Stormwater Management Manual (SWMM) current at the time of building plan review. Copies of the 2008 SWMM are available at the City of Portland Development Services Center, 1900 SW 4th Ave. (\$25 for hard copy or free CD). The Manual can also be located on the internet at

www.portlandonline.com/bes/2008SWMM. The applicant may also contact BES with any questions or for additional information.

1. There is no public storm-only sewer available to this property; therefore all stormwater must be infiltrated onsite.
2. Based on 1981 City of Portland plumbing records there is an existing drywell north of the northeast corner of the house. Based on the records from LU 06-169649 stormwater may not be adequately met according to the SWMM.
3. The applicant must demonstrate that stormwater is being managed according to the SWMM for the existing structures including the garage. If modifications to the system are required they will need to be inspected and approved prior to approval.

In conversation with BDS staff, BES indicates that an appropriate condition of approval is that the applicant obtains finalized plumbing permits to manage on-site stormwater in compliance with the Stormwater Management Manual.

The Water Bureau has no objection to this adjustment but notes that there remain unresolved conditions of approval attached to the land division review (LU 06-169649).

Site Development cannot recommend approval until a plumbing permit showing that the sewer has been relocated and downspouts are directed to an approved disposal point.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 20, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. One neighbor did call in to express concerns but did not follow up with written correspondence.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

- **Findings:** The regulations to be Adjusted, *33.110.253.D. and 33.110.240.F.2. have the following purposes:*

F. Flag lot development standards. The development standards for flag lots include specific screening and setback requirements to protect the privacy of abutting residences.

[Setbacks] 33.110.220.A Purpose: The setback regulations for buildings and garage entrances serve several purposes:

- A. Purpose. The setback regulations for buildings and garage entrances serve several purposes:
 - They maintain light, air, separation for fire protection, and access for fire fighting;

- They reflect the general building scale and placement of houses in the city's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and

[Landscaping] 33.248.010 Purpose

- The City recognizes the aesthetic, ecological, and economic value of landscaping and requires its use to:
- Preserve and enhance Portland's urban forest;
- Reduce stormwater runoff pollution, temperature, and rate and volume of flow;
- Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses;

[Landscaping] L3, high screen.

1. Intent. The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.

Findings: The house and garage are located at the rear of the lot. The garage is located at least 50 feet from the nearest structure to the east. The Fire Bureau has no issues with this proposal. The garage is also isolated from other houses in the neighborhood. The placement of buildings is the result of a series of flag lot divisions over the past few years and the reduced setback is typical for a garage located at the rear of a lot.

This adjustment allows the applicant to partition the lot and build another house closer to SE Rhone, similarly sited to other houses in the vicinity. As the garage is already built, options for a 10' setback no longer exist along the east side lot line but the existing chain link fence and lack of windows along the east façade of the garage compensate for the reduced setback. To the south of the garage, a 13' setback allows sufficient space for L3 landscaping. The Bureau of Environmental Services is concerned that stormwater be properly managed, so landscaping should not impact negatively any stormwater plan required for final plat approval. With a condition of approval regarding property stormwater disposal, this approval criterion can be met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area,

Findings: The residential area is undergoing a transition from relatively large lots to a series of lots along SE Rhone and flag lots behind. Partition of the original site is unusual in that the house and garage that will be located on the eventual flag lot are already built. The garage is situated so that both setback and landscaping options are constrained to the east of the garage. The reduced setback adjustment can be approved assuming that stormwater can be directed to the lot's driveway or area to the north or south of the house and garage.

However, the west and south setback can be improved with trees and landscaping. The preliminary plan conditioned approval on the provision of 6 additional inches of tree diameter and the preservation of a 7" native cherry in the southwest corner of the site. The cherry is to be protected by fencing.

The applicant has provided a copy of the original arborist report. But, review of city files indicates that the arborist report was updated during the land division review (Exhibit G-5.) Also, the arborist report was prepared to respond to land division tree requirements. This means that trees less than 6" in diameter and shrubs need not be

shown. Also, staff does not have photographs of all three yards – to the east of the garage, along the south property line, and to the west of the house to understand the current situation.

Given this lack of information, the L3 standard should be met with the possible exception of trees along the east property line, where there is insufficient space to plant even a small tree.

With conditions of approval, that grant the reduced setback with proper consideration of stormwater disposal and a partial adjustment of the L3 standard along the east property line and nowhere else, this approval criterion can be met. The applicant must obtain and final a zoning permit that indicates appropriate L3 landscaping along the south property line; and west property line, including preservation of the cherry tree; and east property line, except for tree requirements.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: The setback and landscaping work together to reduce the impacts of development on neighbors adjacent to a flag lot. The existing chain link fence mitigates the impact of the absence of trees and a smaller setback adjacent to the east property line. Additional landscaping and a setback greater than 10 feet will work along the west and south property lines. Landscaping should not prevent adequate stormwater management.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: No city-designated scenic or historic resources are inventories on this site. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from partially granting the requested adjustment. The garage is already constructed and landscaping will be provided where space allows. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental zone. This criterion is not applicable.

DEVELOPMENT STANDARDS

The final plat cannot be approved prior to meeting all conditions of approval, including those of this adjustment. The applicant has multiple conditions of approval that have not yet been met. If the applicant cannot provide appropriate stormwater discharge, the adjustment will be invalid as a condition of approval requires that the applicant work with Site Development to locate an appropriate stormwater discharge point.

CONCLUSIONS

Flag lot development standards that require larger setbacks and additional L3 landscaping help protect the privacy of abutting residences. The applicant site has sufficient space to protect the cherry tree in the southwest corner and to provide L3 landscaping along the west and south

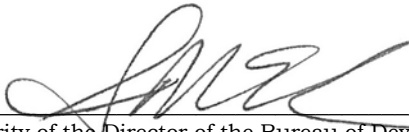
property lines adjacent to the flag of the flag lot. The garage is already constructed close to the east property line and this proposal meets the approval criteria for a waiver of the 10-ft. minimum setback and tree planting requirements of the L3 standard, but shrubs can be planted in the available space.

ADMINISTRATIVE DECISION

Approval an Adjustment to reduce required the minimum setback along the east property line of the "flag" of a flag lot from 10-ft. to 3 ft., for an existing 24-ft. by 28-ft. detached garage, and approval to not plant trees along the east property line, per section 33.110.240.F of the Zoning Code, per the approved site plan, Exhibit C-1, signed and dated March 1, 2011, subject to the following conditions:

- A.** As part of the zoning permit application submittal, the following development-related conditions (B and C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 10-180305 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B.** The applicant shall meet the L3 landscape standards for flag lots, with the exception that trees may be omitted from the area between the garage and the east property line. Also, the existing 6" alder, 5" maple and 7" native cherry shall be retained. Tree protection fencing around the cherry shall be provided per Section 33.248.068. An integrated tree plan and stormwater plan shall be submitted that meets the Stormwater Manual of the Bureau of Environmental Engineering. A Zoning Permit must be obtained, and receive final inspection approval verifying that these trees have been planted. Evergreen shrubs must all
- C.** The applicant shall obtain finalized plumbing permits to manage on-site stormwater in compliance with the Stormwater Management Manual.

Staff Planner: Mark Bello

Decision rendered by:  **on March 1, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 4, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on September 29, 2010, and was determined to be complete on January 14, 2011.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on September 29, 2010.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or

extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 14, 2011.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 18, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment

Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 21, 2011**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2.
- D. Notification information:
 - 1. Mailing list

2. Mailed notice

E. Agency Responses:

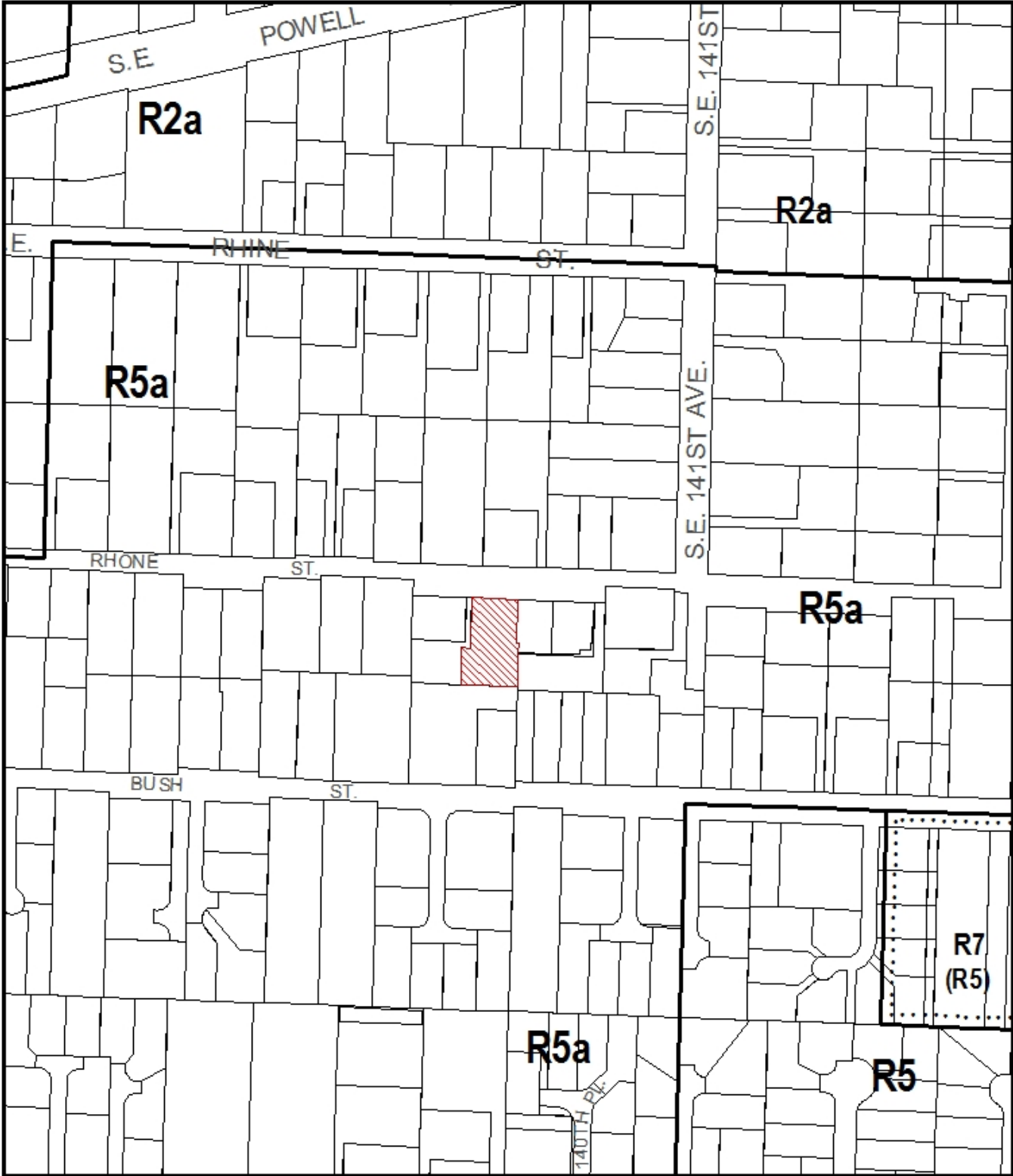
1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division
7. Life Safety, BDS

F. Correspondence: (none)

G. Other:

1. Original LU Application
2. Site History Research
3. October 20, 2011, Incomplete Letter
4. Revised Arborist Map
5. Applicant's Response to Incomplete Letter, January 14, 2011

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



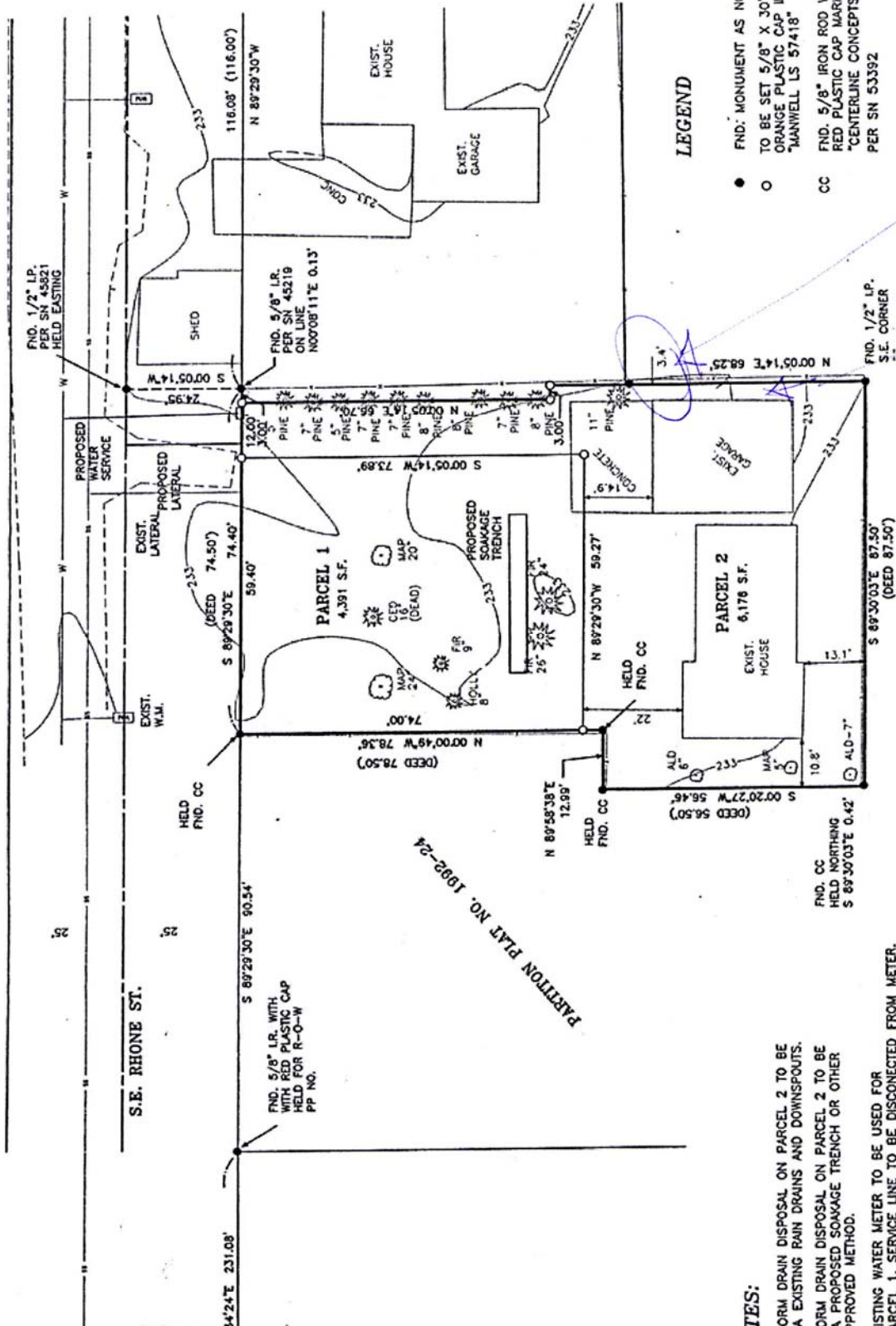
ZONING

 Site



This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

File No.	LU 10-180305 AD
1/4 Section	3444
Scale	1 inch = 200 feet
State Id	1S2E11DA 3501
Exhibit	B (Sep 30, 2010)



LEGEND

- FND: MONUMENT AS IN
- TO BE SET 5/8" X 30" ORANGE PLASTIC CAP II "MANWELL LS 57418"
- CC FND. 5/8" IRON ROD V RED PLASTIC CAP MARK "CENTERLINE CONCEPTS PER SN 53392

ADJ. TO 3'
NO TREES

NOTES:

1. STORM DRAIN DISPOSAL ON PARCEL 2 TO BE VIA EXISTING RAIN DRAINS AND DOWNSPOUTS.
2. STORM DRAIN DISPOSAL ON PARCEL 2 TO BE VIA PROPOSED SOAKAGE TRENCH OR OTHER APPROVED METHOD.
3. EXISTING WATER METER TO BE USED FOR PARCEL 1. SERVICE LINE TO BE DISCONNECTED FROM METER.

Approved
City of Portland - Bureau of Development Services

Planner *MB* 3/11/11 Date

CASE NO. 10-180305
EXHIBIT C-1

* This seal and stamp applies only to the revision requested. It does not constitute approval. Additional zoning requirements may apply.